



AGENDA
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 – Lower Level - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, NOVEMBER 21, 2007, 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBERS: Ron Santos, Rami Talleh, Pamela Avila (recording secretary)

MINUTES: None

ORAL COMMUNICATION: Anyone wishing to speak on an item not on the agenda may do so. No action can be taken by the Zoning Administrator on items not on the agenda.

SCHEDULED ITEMS:

1. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 2007-015 (MATHEWS RESIDENCE)

APPLICANT: Karen Otis – Otis Architecture

REQUEST: To permit construction of a first and second story addition (approximately 1,266 sq. ft.) to an existing two-story single-family dwelling.

LOCATION: 16972 Baruna Lane, 92649 (east side of Baruna Ln., north of Kitten Circle – Davenport Island, Huntington Harbor)

PROJECT PLANNER: Ron Santos

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

2. PETITION DOCUMENT: TEMPORARY USE PERMIT NO. 2007-006 (FIRST CHRISTIAN CHURCH DRIVE-THRU NATIVITY)

APPLICANT: Dave Moses – First Christian Church

REQUEST: To permit a three day drive-thru exhibition, including up to 10 animals, live actors and amplified sound. The proposed event would occur once a year for five years commencing in 2007, from approximately 6:00 p.m. to 10:00 p.m., the first week of December

LOCATION: 1207 Main St., 92648 (south of the intersection of Adams Ave. and 17th Street)

PROJECT PLANNER: Ron Santos

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

AGENDA
(Continued)

- 3. PETITION DOCUMENT:** **Conditional Use Permit No. 2007-032 (Royal Street Communication Wireless Communication Facility)**
- APPLICANT: Ryan Hammersmith
- REQUEST: To permit the installation of a wireless communication facility consisting of three antennas, a microwave dish, and equipment cabinets at an existing Southern California Edison transmission tower.
- LOCATION: 19206 Lookout Lane, 92649 (east side of Lookout Lane, at the intersection of Lookout Lane and Topside Circle - Southern California Edison right-of-way)
- PROJECT PLANNER: Rami Talleh
- STAFF RECOMMENDS: Approval with modifications based upon suggested findings and conditions of approval

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.